



## 49, Cudworth Mead, Hedge End, Southampton, SO30 4SP Reduced To £190,000

JUST REDUCED !!! A one bedroom corner house situated in a pleasant location. Light & airy double aspect living room, fitted kitchen, double aspect bedroom with a range of fitted furniture. Bathroom suite. A parking space is allocated to this house. Offered with no forward chain.

The property is accessed via a upvc door with a canopied entrance porch opening to

### **Lounge 14'10" x 8'2" widening to 12'4" (4.53 x 2.50 widening to 3.77)**

Textured ceiling, ceiling light point, upvc double glazed window to the front and side aspects. Provision of power points, NTL, telephone and television point.

Wall mounted 'Dimplex' night storage heater, wall mounted electric consumer unit.

From here an archway leads through to the kitchen and panelled door opens to an under stairs storage cupboard.



### **Bathroom 6'5" x 6'6" (1.96 x 1.99)**

Fitted with a three piece grey suite comprising pedestal wash hand basin, close coupled wc, panelled bath. Electric shavers point, ceramic glazed splashback tiling.

Textured ceiling, ceiling light point, upvc obscure double glazed window to the front aspect, wall mounted 'Dimplex' panel heater.



### **Kitchen 6'6" x 3'10" (2.0 x 1.19)**

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset 'Phillips' electric hob, composite sink with drainer. Space for an undercounter fridge, space and plumbing for an automatic washing machine. Integrated electric fan assisted oven.

Smooth plastered ceiling, four LED downlighters, upvc double glazed window to the side aspect. Ceramic glazed splashback tiling, laminate floor covering.

### **First Floor**

Accessed by a turning staircase from the lounge. The landing has a textured ceiling, ceiling light point, access to the roof void.

An airing cupboard opens housing an insulated hot water cylinder with slatted linen shelving.

### **Bedroom 14'9" inc robes x 8'6" (4.50 inc robes x 2.61)**

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front and side aspects, wall mounted 'Dimplex' panel heater, provision of power points and telephone point.

The room benefits from fitted wardrobes incorporating dressing table, hanging rail and useful storage.

### **Front Garden**

The front garden is enclosed by pickett fence, patio and an area laid to lawn.

### **Parking**

The property benefits from an allocated off road parking space laid to tarmacadam.

### **Council Tax Band B**

### **Agents Note**

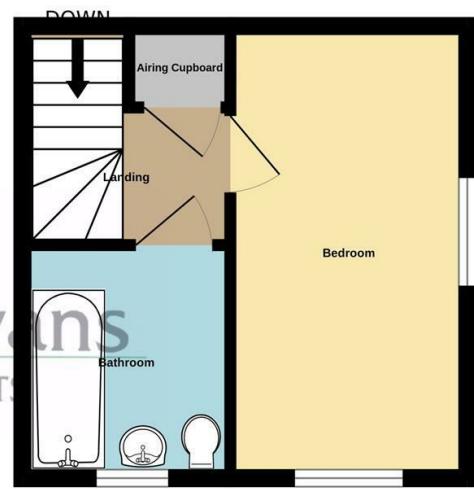
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Ground Floor



1st Floor



**David Evans**  
ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	88	67

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		